

**DRAFT DTSC APPLICATION: US EPA BROWNFIELDS ASSESSMENT GRANT  
MODEL COMMUNITY WIDE ASSESSMENT – TARGET WEST SACRAMENTO, CALIFORNIA  
November 2004**

**I. APPLICANT INFORMATION**

- A. Project Title:** Model Community-Wide Assessment - Target City of West Sacramento, Pioneer Bluff and East-West End Redevelopment Areas.
- B. Grant Type:**
- 1) Type of Grant: Brownfields Assessment
  - 2) Type of Contamination to be addressed: Hazardous Substances
  - 3) Community-Wide Hazardous Substance Funding
- C. Total Dollar Amount Requested for This Grant:** \$200,000 for hazardous substances
- D. Name of Applicant:** California Environmental Protection Agency, Department of Toxic Substances Control (DTSC).
- E. Project Contact:** James L. Tjosvold, P.E., Chief  
Northern California - Central Cleanup Operations Branch  
Site Mitigation and Brownfields Reuse Program  
Department of Toxic Substances Control  
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[jtjosvol@dtsc.ca.gov](mailto:jtjosvol@dtsc.ca.gov)
- F. Chief Executive:** B.B. Blevins, Director  
Department of Toxic Substances Control  
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[bblevins@dtsc.ca.gov](mailto:bblevins@dtsc.ca.gov)
- G. Location:** City of West Sacramento, Yolo County, California
- H. Population:** City of West Sacramento: 31,615 per 2000 US Census
- I. Other:** Enterprise Zone (EZ); Recycling Market Development Zone; Highly Underutilized Business (HUB) Zone.

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**II. THRESHOLD CRITERIA**

- A. Applicant Eligibility:** DTSC is the California state agency responsible for the management of hazardous substances and wastes. Using state law, DTSC provides oversight of enforcement, emergency response, orphan, and voluntary hazardous substance release sites and regulates hazardous waste management. DTSC is the lead state agency for CERCLA National Priority List sites and is the RCRA delegated state agency.
- B. Community Notification:** The following community notification activities were undertaken in support of this application:
- 1) DTSC placed the grant application on its website and requested comments; and distributed a press release to newspapers of major circulation in California and to its standard stakeholder mailing list and requested comments.
  - 2) West Sacramento distributed press releases for local newspapers; provided notice on local public access television; provided briefings to Economic Development Committee of Chamber of Commerce and West Sacramento Housing Authority; and presented grant application and received approval from the City Council.
- C. Letter from the State Environmental Authority:** N/A - The applicant is a state environmental authority.
- D. Site Eligibility & Property Ownership Eligibility:** N/A - The proposal is a community wide assessment, not site specific.

**III. RANKING CRITERIA**

- A. Assessment Grant Proposal Budget:** The following tasks will be accomplished under this proposed grant:
- 1) **Information Inventory**
    - a. Contractor with DTSC oversight prepares an inventory of all parcels located within the target areas.
  - 2) **Phase I Assessments**
    - b. Contractor conducts with DTSC oversight collection and review of existing information and data on target area parcels from available sources including DTSC files, State Water Resources Control Board, Yolo County Environmental Health Department and the City of West Sacramento.

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- c. Contractor prepares with DTSC oversight an initial assessment of all parcels within the target areas by combining a review of all the existing information collected with a basic field survey of each parcel.
  - d. Contractor compiles with DTSC oversight initial assessment information into a data base compatible with the City of West Sacramento's master data base and GIS system.
- 3) **Phase II Assessments**
- a. Identify those parcels requiring further assessment activities.
  - b. Conduct Phase II Assessments to the extent that funds are available.
- 4) **Evaluation & Preliminary Cleanup Plans**
- a. DTSC summarizes Tasks 1-3.
  - b. DTSC Identifies and prioritizes parcels of potential environmental concern.
  - c. For impacted parcels DTSC recommends remedial approach consistent with local Brownfields development objectives.
- 5) **Outreach**
- a. DTSC conducts ongoing outreach efforts in conjunction with the City of West Sacramento throughout performance of Tasks 1-4. Outreach will be focused on the general public, target area property owners and businesses, community advisory groups, city staff and elected officials. The owners of properties that are a high priority for Phase IIs will be notified and voluntary access attained.

**Project Budget**

Budget Categories	Information Inventory	Phase I Assessments	Phase II Assessments	Evaluation & Preliminary Cleanup Options	Outreach	Total
Personnel	\$12,316	\$15,395	\$16,011	\$7,698	\$9,237	\$60,656
Fringe Benefits	\$3,816	\$4,770	\$4,770	\$2,385	\$2,862	\$18,603
Equipment						\$0
Supplies						\$0
Contractual	\$24,198	\$30,248	\$31,171	\$15,124	\$18,149	\$118,889
Other (Travel)	\$1,852					\$1,852
<b>Total</b>	<b>\$42,182</b>	<b>\$50,413</b>	<b>\$51,952</b>	<b>\$25,206</b>	<b>\$30,248</b>	<b>\$200,000</b>

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**B. Community Need**

- 1) Detailed Description of Target Community: California has the largest state population in the United States. It has been estimated that there are approximately 100,000 brownfields located throughout the State.

The City of West Sacramento is directly across the Sacramento River from the City of Sacramento. As well as being California's State Capitol, Sacramento has long been established as the major city for a significant portion of the State. West Sacramento is a much more recent and smaller community having only been incorporated in 1987. West Sacramento is composed of four small older rural towns (Broderick, Bryte, Southport and West Sacramento) along the west banks of the Sacramento River that were never incorporated. The four towns were independent and distinct with very limited local governmental oversight, few regulatory requirements, no local planning and development controls, and minimal public infrastructure. Although located in Yolo County, they were, and still are, separated from the rest of the county by the Sacramento River's Yolo Flood Control Bypass. The Yolo Bypass is a very large elongated plain enclosed by levees developed years ago to prevent annual flooding in Sacramento. Used for seasonal agriculture, it is also a wildlife area and an integral part of the Pacific Flyway, a major migratory bird route along the West Coast.

Not only are the two communities in different counties, but their development patterns have been quite different. Sacramento is a very large metropolitan area with limited physical constraints on its growth, while West Sacramento is substantially smaller and distinctly limited in its potential for growth by the physical barriers of the Sacramento River and the Yolo Bypass. Sacramento has a well established central downtown, just across the river from West Sacramento. West Sacramento is only just beginning to develop their central downtown as none previously existed. Since their incorporation, the City has been diligently working to form a cohesive city with the means to generate resources for local services, the physical improvement of problem areas and redevelopment consistent with the City's General Plan and the economic development opportunities of the region.

- 2) How Targeted Community Will Benefit: The targeted community will benefit from the grant due to the site assessments leading to cleanups that will provide improvements to public health and protection of the environment and accommodate economic development of West Sacramento. Site assessments will establish the potential and in some cases actual threat to public health and groundwater. Sites that do not have potential contamination would be cleared for planned development to proceed. Sites with contamination will be identified for further characterization and eventual cleanup to levels that are consistent with the planned land use.

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The planned development will provide economic benefits and improve the quality of life within the community. Additional housing including low income housing will be provided for a rapidly growing population. Commercial and office space will be developed to provide continuing jobs. Additional construction jobs will be created to build the redevelopment. The planned development will provide for increase land for public use including public access to the Sacramento River and Vic Fazio Wildlife Refuge on the Yolo Bypass.

DTSC is partnering with the City of West Sacramento to aide the City with its community revitalization and to develop DTSC skills and tools to support local redevelopment efforts. Active participation from start to finish in an actual community-wide assessment project with a committed local agency partner will provide DTSC with invaluable practical experience that can be used as the basis for the development of improved techniques for providing technical support to other local agencies and redevelopment stakeholders throughout the State. DTSC has had an active Voluntary Cleanup Program for more than a decade and has provided oversight on hundreds on voluntary sites, primarily with private property owners. DTSC has recently developed an Environmental Oversight Agreement to be used exclusively with public Redevelopment Agencies (RDAs) which provides greater flexibility in supporting RDAs. Getting directly involved on the frontline will also allow DTSC the opportunity to see how their current brownfields initiatives really work and where there are opportunities to streamline and improve them as well as the potential for developing new tools. DTSC will apply the lessons learned from this grant to other communities throughout California.

- 3) Impact of Brownfields on the Community: Thousands of properties throughout the State of California including former industrial properties, military bases, small business, landfills, former gas stations, and other related commercial and industrial services are contaminated or believed to be contaminated with some level of hazardous substances or petroleum waste. Often these properties are identified within a community as being brownfields and present a stigma because of their economic burden and environmental concerns. Businesses have relocated and residential communities have followed in their path. As a result, what were once bustling cities or rural industrial or commercial centers languish as shells of their former selves. California is working on estimating the number of brownfield sites, which may be as high as 120,000.

California's unique history and relatively recent industrial expansion has led to a unique character to its brownfield sites. Competition and consolidation in the food processing industry has resulted in the closure of hundreds of food processing plants in both urban and rural areas. Rural areas have been severely impacted by the closing of lumber mills. Estimates are that over 1,000 mills have closed in a recent ten-year period; thousands more are known to have closed in prior years. Well over a century of mining has left thousands of abandoned mines with hundreds of millions of tons of mining wastes. With

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the State's growing population, encroachment on areas of historic mining activities is creating ever more potential for adverse effects on human health and the environment. California has had substantially more military base closures than any other state in the nation. There are also a significant number of formerly used defense facilities (FUDs).

The target areas In West Sacramento have had industrial and commercial use that is not consistent with the current mixed use development planning. Many of these properties will have varying levels of hazardous substance and petroleum contamination. The level of contamination will certainly be inconsistent with future land use and may present a current public health risk and threat to groundwater quality. The community-wide assessment will provide a comprehensive evaluation of current information available on properties in the target areas and additional characterization of contamination at high priority properties which will lead to appropriate cleanups that will mitigate the current threats to public health and the environment.

**C. Site Selection Process**

- 1) How Sites Selected: Because this model project is going to be conducted by DTSC's Sacramento Regional Office, the decision was made to seek a local agency partner within close proximity to that office. That would help ensure that a maximum amount of the grant funding could be directed towards the actual performance of the work because of minimal travel time and related expense requirements. Close proximity would also help facilitate an optimal working relationship between the local agency and DTSC staffs and maximize the opportunities for community involvement. In order to afford maximum benefit as a model project, a target area with a broad mix of types of past, current, planned and potential uses as well as a mix of types and extents of contamination was determined to be highly desirable. Finding a target area that combined both hazardous substances and petroleum issues was another high priority as both issues need to be addressed in order to do a complete community-wide assessment. DTSC wanted to also select a project that would provide maximum benefit to the local agency, was well defined, limited past assessment efforts, and doable within the given time and funding available.

The City of West Sacramento was selected as a partner because it met all of the established selection criteria. DTSC has already established a successful working relationship with the City through the conduct of some other individual projects. West Sacramento has an established track record for successfully applying for and managing grants. The two target areas proposed by the City, Pioneer Bluff and the East-West End of West Capitol Avenue redevelopment areas, provide a broad range of industrial and commercial uses, types and potential extents of contamination including both hazardous substances and petroleum. Also, the scope of activities is achievable given the time and funding limitations.

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The Pioneer Bluff redevelopment area overlooks the Sacramento River directly across from the downtown area of Sacramento. The 150-acre area is bounded on the north by Highway 50/Business 80 and the Pioneer Bridge, on the east by the Sacramento River, on the south by Stone Lock, and on the west by Jefferson Boulevard. The general plan designates the area for riverfront mixed uses, including housing, offices, hotel, retail and other commercial uses. The current and past land use in Pioneer Bluff is basically industrial and includes a cement distribution facility, petroleum tank farms, the City's sewer treatment plant and miscellaneous construction and trucking uses. All of the businesses located in Stone Lock are legal non-conforming uses, allowed to continue to operate but constrained in their ability to expand.

The Cities of West Sacramento and Sacramento jointly updated their riverfront master plan in 2003. During the public review process, many residents expressed great enthusiasm for recapturing Pioneer Bluff from the historical industrial uses, and creating a new riverfront neighborhood for the city and the region. The 2003 Sacramento Riverfront Master Plan, therefore, calls for the acceleration of efforts to relocate the existing industrial uses off the riverfront and the city is undertaking specific actions to achieve this goal.

The sewer treatment plant is located at the south end of the Bluff. The city has executed an agreement with the Regional Sanitation District to hook up to the regional plant in 2007. At that time the plant will be removed and the site will be developed as a park and community center pursuant to the riverfront master plan. The community park to be located at the southern end of Stone Lock Bluff is part of a much larger ecological zone. Pioneer Bluff will connect north by 3.5 miles of riverfront promenade and linear park to a proposed state park at the confluence of the Sacramento and American Rivers. To the south, it will connect to the city's planned 100-acre Central Park complex along Stone Lock, the Sacramento River and the Deep Water Ship Channel. Sacramento's Miller Park Marina and a planned riparian enhancement project are located immediately to the east.

The Pioneer Bluff area is also scheduled for major transportation circulation improvements in the coming years. The riverfront master plan calls for construction of a new bridge over the Sacramento River between Broadway in the city of Sacramento and Pioneer Bluff. The Pioneer Bluff bridge approach would be flanked by two linear village greens from Jefferson Boulevard. Construction of the bridge is planned for about 2020 and will handle both vehicles and pedestrians.

The East-West End West Capitol Avenue redevelopment areas are along historic U.S. Route 40. U.S. 40 was the major highway between the Bay Area and Sacramento, Reno and beyond to the east coast for well over the first half of the last century. As such, the street served an important role in providing lodging, convenient retail and auto-related

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uses to the passing motorist. With the construction of the new Interstate 80 freeway and Pioneer Bridge in 1966, traffic bypassed West Capitol Avenue and the area began a long period of economic, physical and social decline. West Capitol Avenue is still the only continuous east-west thoroughfare through the city, but presents such a negative image that reinvestment and revitalization has been discouraged for years.

The City received a Brownfields Assessment Grant in 2002 for the central portion of the West Capitol Avenue Corridor. That project is nearly complete and the City has now realized that, in order to be able to complete necessary plans for the entire corridor, the east and west ends of West Capitol Avenue must also be assessed. This proposal would allow for the completion of an assessment of the entire length of this important transportation corridor and allow for initiation of the much needed master planning process.

Additionally, a 1992 plan identified the far west end of West Capitol Avenue as an excellent site for a major regional serving retail center, due to the superior accessibility and visibility of the site from Highway 50/I-80. In the early 1990's, the City began preliminary steps to aggregate a site for a retail use, but encountered several contaminated properties. The site aggregation effort was delayed, an economic recession settled in and the plans for the West End withered. The City has only one other opportunity for a large-scale retail development, the Riverpoint site located at I-80 and Reed Avenue. After many years of delay, that center has attracted its first retail tenant (IKEA) and is expected to be built out within the next 18-24 months. The City has, therefore, turned its attention back to the planned improvement of the West End, an important gateway and key economic location.

- 2) Previous Inventories, Prioritizations and Other Activities: This grant supplements previous work conducted in West Sacramento. Several Phase I reports have been done on some individual properties and one limited sub-area within the target areas, primarily in the East-West End area. A Phase II report has been completed on one State-owned property in the West End that is being considered for placement on the State's surplus property list. DTSC previously conducted a Phase I "Discovery Project" in West Sacramento that evaluated many industrial properties in other areas. DTSC is currently conducting a Phase II "Targeted Site Assessment" using its contractor to complete contaminant characterization and evaluate cleanup alternatives.

DTSC also has some information on a limited number of properties in their CalSites database and in their older Abandoned Site Properties files. Various environmental and other relevant information is known to be available in other agency files, both local and state, that will be collected for the project. The grant will consolidate the known information from these various sources for the target areas. DTSC and the City will evaluate and



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prioritize properties for Phase IIs based on potential extent of contamination and redevelopment priority.

- 3) Access Issues: Phase II evaluations with sampling will be conducted on public land or private land where properties owners provide voluntary access. Many of the current property owners are interested in redeveloping their properties and will be willing to provide access to obtain free information regarding the potential contamination on their property. The City and DTSC will encourage the selected property owners to take advantage of this opportunity as a part of our ongoing public outreach. Other tasks within the grant do not require site access.

**D. Sustainable Reuse of Brownfields**

- 1) Prevent Pollution and Reduce Resource Consumption: *Application section being prepared.*
- 2) Promote Economic Benefits: The Pioneer Bluff area is currently characterized by low-value industrial uses and a significant amount of vacant land. Industrial land values in West Sacramento are in the \$3-\$5 per square foot range. If developed according to the underlying general plan designation of riverfront mixed use, land values would likely rise to \$15 to \$25 per square foot or more. Assuming that 80 percent of the 150-acre site, or 120 acres, is net developable land, this increase in land value would amount to \$62.7 to \$104.5 million.

Due to the river proximity, excellent freeway access and views of downtown, the area would likely receive intense attention from the development community. As called for in the riverfront master plan, the area will be developed with multi-family residential uses of 4-5 stories along the river, transitioning to lower densities of 2-3 stories to the west along Jefferson Boulevard. A riverfront promenade would link the area north/south, and east/west streets would provide strong open space connections to the riverfront throughout the neighborhood. Commercial uses would include waterfront restaurants and retail along the river edge of the bluff.

In the above described configuration, the overall floor area ratio in Pioneer Bluff would be approximately 1, less than half of the more urban area to the north, but considerably denser than most other parts of the city. Development of the 5,227,200 net square feet in the area at an average development cost of \$200 per square foot would result in a buildout valuation of approximately \$1 billion. Real estate taxes from this development would be approximately \$10 million per year. Thousands of construction jobs would be created as well as permanent jobs in the restaurant and retail uses

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The West End area is currently characterized by vacant and underutilized properties and open storage. Redevelopment is impaired by the known and suspected contamination on many of the properties. The poor appearance of the area, which is located at the western gateway to West Sacramento, negatively affects the perception and economic prospects for the entire city.

Market research and recent retail activity in West Sacramento supports the economic feasibility of major retail development at the West End site, approximately 100 acres. Developed at a floor area ratio of 0.25, the area could accommodate approximately 1,089,000 square feet of retail space. At an average employment density of 20 employees per acre, full buildout of this area would generate 2,000 jobs. At a valuation of \$130 per square foot, the retail space would be valued at approximately \$141,570,000, generating \$1.4 million in property taxes annually. Assuming sales per square foot of \$350, annual state and local sales tax would be approximately \$29.5 million (\$381 million sales X 7.75%)

- 3) Promote a Mix of Uses, Appropriate Density, Housing Choice and Walkability: The Pioneer Bluff community will epitomize the new urbanist credo. It will be developed at densities that make wise use of precious waterfront property in an infill location. It will contain a variety of housing types appropriate for different income levels. It is located within West Sacramento's redevelopment project area, so at least 15% of the units will be affordable to low and moderate income families. Community serving retail will be incorporated into the neighborhood, providing entertainment, shopping and dining choices within walking distance. Pioneer Bluff is located adjacent to an area to the north with a dense concentration of office jobs. Residents of Pioneer Bluff will easily be able to walk or bike to tens of thousands of jobs. Bus transit and the future construction of light rail will connect the neighborhood to the region's job base.
- 4) Reuse Existing Infrastructure: South River Road forms the north/south spine through the Pioneer Bluff neighborhood and is planned to remain in its current location due to the location of major utilities in the road. At the southern end, the city's existing sewer treatment plan will be removed and the land reused for a community center and park. The Stone Lock property will likely be added to the park and the lock will be reused in some fashion. The lock serves as flood protection, and the lock property may also be used to provide fish passage for threatened and endangered species between the Deep Water Ship Channel and the Sacramento River. The property along the Sacramento River edge is held in trust for the residents of the State by the State Lands Commission and the riverfront master plan calls for improvement and use of the State property for public riverfront access and habitat protection.

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- 5) Promote Transportation Choices: *Application section being prepared.*
- 6) Prevent Future Brownfields: *Application section being prepared.*

**E. Creation/Preservation of Greenspace/Open Space or NonProfit Purpose**

- 1) At the present time, there is no public open space along the West Sacramento side of the River in the Pioneer Bluff area. Redevelopment of the river's edge of Pioneer Bluff will be devoted to public open space with a pedestrian promenade on top of the levee, protected and enhanced riparian areas at the river's edge, and east/west fingers of open space that connect all parts of the area to the riverfront. A variety of public parks and facilities along the river will offer recreation to neighborhood residents as well. To the north, a waterfront amphitheatre will form a grand public space at the river's edge. On the south, the major interconnected complex of Stone Lock Park, Central Park and Stone Lock Marina will create a recreational amenity of regional significance. Dotted along the promenade will be a variety of public facilities including fishing piers, transient boat docks and intimate spaces to view and enjoy the natural environment and surrounding development.

The West End target area abuts the Yolo Flood By-pass and Wildlife Area. A city bikeway, which connects to a bikeway across the Yolo Causeway, over the by-pass area, linking the city of Davis with West Sacramento and Sacramento, is along the northern edge of the West End area.

**F. Community Involvement**

- 1) Plan for Involving Targeted Community

DTSC will participate as needed with the City of West Sacramento with ongoing community participation, and will utilize the many outreach tools it has in place during the preparation of the grant application(s) and the assessment project(s). Outreach actions include:

- Press releases to three newspapers (2 local and 1 regional) when notable milestones project accomplished.
- Presentation of project and application to the City of West Sacramento Economic Development Advisory Commission. 10/27/04
- Presentation of project and application to the West Sacramento Chamber of Commerce Economic Development Committee. 11/02/04
- Presentation of project and application to the City of West Sacramento City Council, requesting authorization to sign partnership letter and submit applications.
- Presentation of project and application to the City of West Sacramento Housing Advisory Commission. 11/08/04

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- Once the project is underway, status reports and a final report will be delivered to the same bodies, and distributed through the same sources.
- During the conduct of the project, meetings and workshops will be held with property owners and businesses in the target areas.

Each public meeting includes a public packet and agenda distributed in advance to the press (West Sacramento Press, News Ledger, Sacramento Bee), library City Hall, and is placed on the City's government cable channel and the City's website.

DTSC will conduct additional community involvement activities through the agency's public participation staff and public information officers.

- 2) Partnerships: DTSC will rely on the City of West Sacramento strong partnership's with several stakeholders in the targeted community including: property owners, businesses, the affordable housing community, City of Sacramento, the West Sacramento IRDA, the Chamber of Commerce, the development community, the Yolo County Environmental Health Services Department

The City of West Sacramento is DTSC's partner in this grant application and their companion grant application for the Brownfields Assessment of Petroleum Contamination Substances in the same two target areas of West Sacramento.

It is the commitment of the DTSC and the City to run the two Brownfields Assessment projects in close cooperation. The work of each will be coordinated with the other party; data will be entered into the master data base under each project. DTSC will provide the City with a larger, more inclusive level of expertise and environmental outlook which will complement the City's capacity well.

- 3) Communicating Progress to Citizens: The DTSC and the City will utilize the mechanism described in section 1) above to communicate with citizens.
- 4) Community-based Organizations Involved: The City has several elected or appointed advisory groups and community organizations which will be involved in the project and its progress. Their participation will increase the knowledge of the community regarding the project, and will provide oversight and support for the activities. They have participated in the many planning projects and community goals process that have brought West Sacramento to this point of active redevelopment and the formation of a cohesive community. The official bodies and organizations include: City Council, the Planning Commission, the Economic Development Advisory commission, the Housing Advisory Commission, the West Sacramento Redevelopment Agency the Housing Development Corporation (affordable housing), and the Chamber of Commerce.

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**G. Reduction of Threats to Human Health & Environment**

**1) Identification and/or Reduction of Threats to Human Health and Environment Within Targeted Area**

The purpose of this project is to complete a community-wide environmental assessment of hazardous substance releases in each of the two selected targeted areas. This information will be used to assist the City of West Sacramento prepare Brownfields redevelopment plans that are consistent and compatible with identified environmental conditions and where needed, identify protective and cost effective remedial measures designed to enhance the redevelopment potential of the target areas. Assessments will include thorough review of state and local environmental agency files, evaluation of available Sanborn maps and historical aerial photographs, site visits and interviews with knowledgeable persons. After evaluation of the assessments, DTSC will then prioritize properties identified as having potential threats to determine which ones require further sampling and assessment. Sites will be prioritized based on criteria such as the magnitude of potential contamination, potential for threat to public health and the environmental, priority for redevelopment for redevelopment, and ability to obtain access for sampling. Any imminent threat to public health and the environment encountered in the course of the assessments will be addressed with established procedures under DTSC's Emergency Response or Remedial Programs.

**2) Working with State Environmental Authority and/or Local Public Health Department to Ensure Protectiveness During Cleanup and Redevelopment Process)**

The applicant, DTSC, is the principal state environmental authority responsible for identification, investigation and cleanup of hazardous release sites. DTSC has nearly two decades of experience protecting public health and the environment during remediation of urban hazardous substance release sites throughout the state. DTSC and the City of West Sacramento will be working together in partnership on this project. The local county environmental health department will also be consulted during the course of these assessments to ensure protectiveness of human health and environment and to ensure consideration of public health issues. The Regional Water Quality Control Board and Air Quality Management District will also be consulted as necessary.

The Cleanup Evaluation task will include identification of cleanup screening levels for the identified contaminants of concern. Cal EPA has recently developed screening levels that include the vapor intrusion pathway which will be considered for use during the redevelopment process. The refinements to DTSC tools and processes developed during this community-wide assessment will be applied to other redevelopment areas of the state.

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**H. Leveraging of Additional Resources**

1) Financial Needs for Each Phase of Project, If Known

Grant funds are expected to cover all the initial community-wide assessment needs as well as some additional sampling and assessment. Until the initial assessments are completed, additional funding needs to cover all required Phase II assessments cannot be determined. Actual cleanup costs can also not be determined until all necessary assessment/sampling work is completed.

2) Identify Funds (sources, staff time/in-kind) Committed or Will Commit

Subsequent to this grant, it is unknown if DTSC will have additional funding to support the redevelopment efforts of the City. DTSC will continue to provide its normal assistance through its Voluntary Cleanup Program for cleanup proponents, support of redevelopment agencies through its Environmental Oversight Agreements, and enforcement oversight for sites that present an imminent and substantial threat to public health and the environment.

3) All Other Funding Sources that will be Committed or Are Pursuing: *Application section being prepared.*

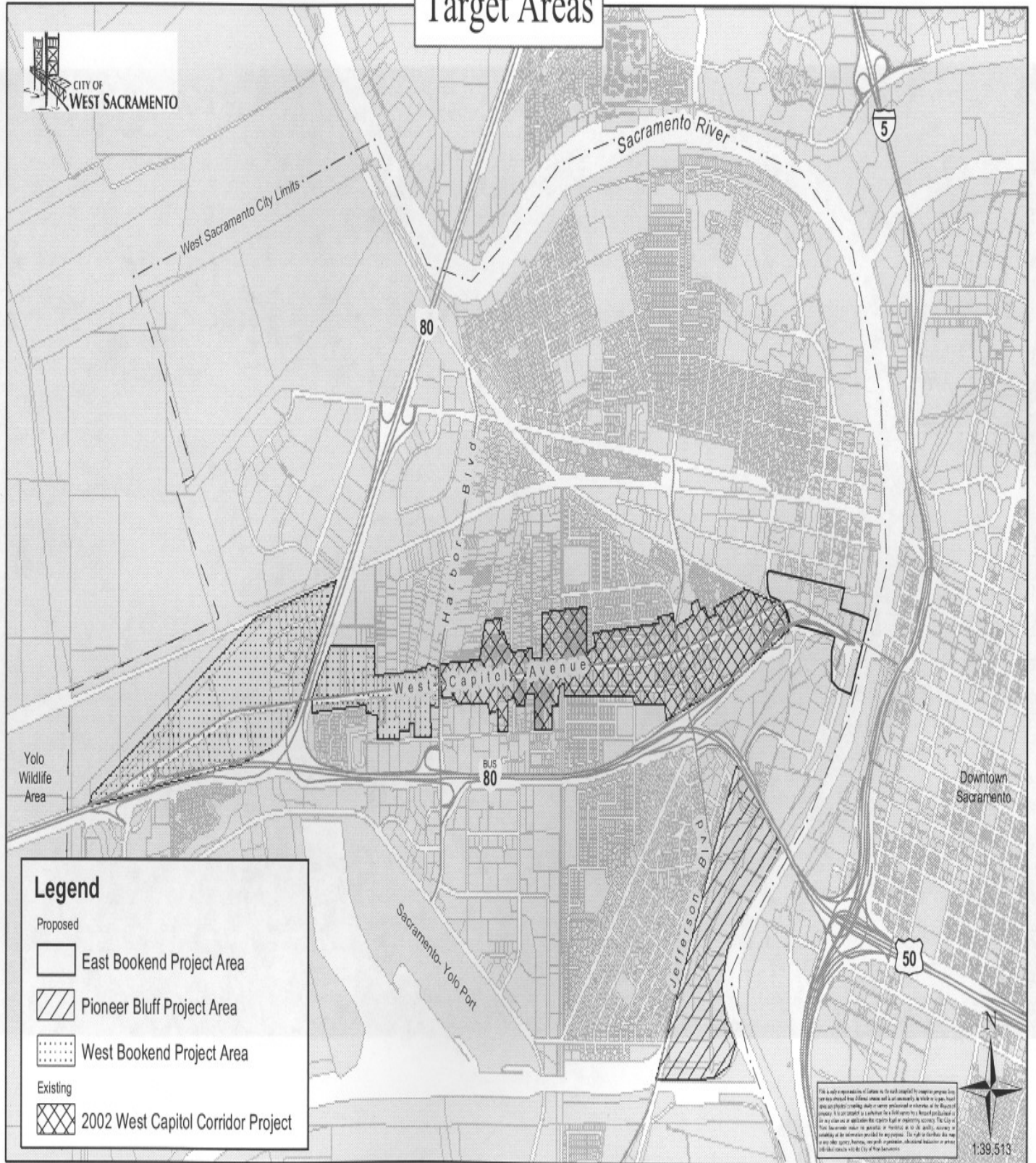
**I. Ability to Manage Grants**

1) Demonstrated Ability: DTSC has extensive continuous experience in managing a wide variety of grants and contracts including numerous federal grants. DTSC has managed grants through cooperative agreements with the US Environmental Protection Agency from the inception of the organization. DTSC has extensive management experience with numerous grant programs including the Core grant, Preliminary Assessment / Site Investigation grant, Multi Site Cooperative Agreement, and currently the State Response Program Cooperative Agreement. DTSC has established grant management, fiscal systems, and contract administration functional units established to implement all fiscal and contracting requirements. This administrative organization provides support to assist the direct project managers in all phases of grant and contract management.

2) History of Managing Federal Grants: *Application section being prepared.*

3) EPA Brownfields Cooperative Agreement Compliance: *Application section being prepared.*

# Target Areas



## Legend

Proposed

East Bookend Project Area

Pioneer Bluff Project Area

West Bookend Project Area

Existing

2002 West Capitol Corridor Project

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